



VILLAGE OF SUTTONS BAY

Via Remote Access

Village Planning Commission

420 Front Street, Suttons Bay

November 10, 2021 at 5:00 pm

Agenda

The meeting will be held by Electronic Remote Access, in accordance with Public Act 228 of 2020 Article 3(2) and Resolution 1 of 2021 Declaration of State of Emergency. The public may participate in the meeting through Zoom access by computer and smart phone and can find the link on our website at www.suttonsbayvillage.org.

1. Call to order
2. Roll call and notation of quorum
3. Approval of Agenda
4. Member conflict of interest on any item on the Agenda
5. Approval of minutes -October 13, 2021
6. Public comment/Written communications (Reserved time for items listed on the Agenda). Please limit remarks to no more than three (3) minutes
7. Old Business
8. New Business
 - a. Public Hearing-Zoning Amendment-S. Gateway Design Standards
 - b. VSB -2021-58- 2022 Planning Commission Budget
 - c. Report from Jared Pontius-Container Bathrooms
9. Public comment
10. Reports
 - a. Zoning Administration Report
 - b. ZBA Report
 - c. Manager's Report
 - d. Village Council updates
11. Good of the order
12. Announcements: The next meeting date is December 8, 2021
13. Adjournment

Topic: Village Planning Commission

Time: Nov 10, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87447926749?pwd=aDNqU2FtZTJRdHQ2WGJiY1lNa2sydz09>

Meeting ID: 874 4792 6749

Passcode: 825810

One tap mobile

+19294362866,,87447926749#,,,,*825810# US (New York)

+13017158592,,87447926749#,,,,*825810# US (Washington DC)

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 874 4792 6749

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VILLAGE OF SUTTONS BAY
PLANNING COMMISSION
MEETING MINUTES OF OCTOBER 13, 2021

The meeting was called to order by Hetler at 5:00 p.m.

Present: Hetler, Hylwa, Ostrowski, and Pontius
Absent: Danielson, Smith and Suppes
Staff present: Fay, Kopriva

Hetler expressed her condolences to Roger Suppes on the loss of his Mother-in-law.

Approval of Agenda

Ostrowski moved, Hylwa seconded, CARRIED, to approve the agenda as presented, with an affirmative unanimous roll call vote. Ayes: 4, No: 0.

Approval of Minutes

Hylwa moved, Ostrowski seconded, CARRIED, to approve the September 29, 2021, Planning Commission meeting minutes, with an affirmative unanimous roll call vote. Ayes: 4, No: 0.

Public Comment

Lois Bahle asked for an update on closing of the public bathrooms. Hylwa stated the bathrooms will stay open through October. Bahle asked if the Village was missing grant opportunities by not having the Master Plan completed. Ostrowski believes the Village is waiting on Census data. Hetler requested Kopriva follow up with the Village Manager. Bahle asked how the survey will be distributed and offered to help with distribution. Kopriva added Larrea is working on obtaining a Consultant for the Master Plan, likely the first quarter of next year, who will also review the survey.

Larry Mawby introduced himself as a representative of a new community land trust, Peninsula Land Trust, which has identified the Village as a good candidate for affordable rental housing, and that the S. Gateway has a few parcels that could work noting it may require a change in zoning.

Draft Community Survey – Final Review

Kopriva states Larrea informed her that housing will be dealt with all on its own, and that Council has committed to address housing in separate focus groups. Housing will be an important part of the Master Plan and will be dealt with more intensely Commissioners requested the following:

- Remove the 4th section in the first column under #16, specifically remove "The Village should encourage an increase in the amount of single-family homes along the waterfront."
- Add to #16, 2nd column, 4th section down, "The Village should ONLY allow Short-term rentals on properties..."

- #12 – Add a 4th option, yes.
- #19 – Remove the question and make it part of the affordable/workforce housing focus.
- Bold and enlarge the last sentence “Additional Comments”.
- #6 - Elsewhere in Leelanau County, move up a line the word, County

In was the consensus of Commissioners that with the changes made above, the survey is complete and ready for review by the consultant.

S. Gateway Design Standards – Set Public Hearing

Kopriva states in Section 5.6, the only change is the title. All the other changes are highlighted and can be found in the packet.

Ostrowski moved, Pontius seconded, CARRIED, to hold a public hearing on Wednesday, November 10, 2021, at 5:00 p.m., to adopt the changes to the S. Gateway Design standards, by an affirmative unanimous roll call vote. Ayes: 4, No: 0.

Reports

Zoning Administration Report

The Zoning Administration Report was submitted by Couturier and can be found in this meeting packet. Hetler thanked Couturier for her report and appreciates the summaries.

Good of the Order

Hywla reported that Leland closes their public bathrooms on November 1st, and that Northport has a heated, year-round public bathroom. Hylwa spoke to Ed Beuerle, owner of the Millside property and reported that Millside has a year-round heated bathroom in that building. He believes we would need to care for the upkeep of that bathroom. Hylwa will reach out to the Village Manager about this possibility.

Ostrowski updated Commissioners on recycling and refers to a recent article in the Sept 30th Leelanau Enterprise. Currently Suttons Bay schools has a contract with the Solid Waste Council through October 18th. An extension will be requested for an additional six month. Ostrowski states Trudy Galla has been talking to the Road Commission about using property on the north side of their building on Eckerle Road. Ostrowski state he reached out to the Village Manager to see if Village Park property could be used; such as Deuster. Larrea stated it could not be used due to a park covenant. Ostrowski has been unable to find a covenant. Ostrowski stated language may need to be added the Zoning ordinance regarding recycling. Hetler requested Ostrowski keep the Commissioners updated on the recycling center.

Pontius states there is a company out of Traverse City that retrofits old shipping containers into things such as food trucks, and bathrooms, for a lot less money than a new build. After the initial investment, the expense would be for cleaning and pumping. Hetler requested Pontius follow up on the sizes and prices, and requested a quote. Pontius will put together a document for the Village office. Hetler would like it on the next meeting agenda.

In addition, Pontius asked why the cross-walk signs were taken down, and why was the “state law” language blacked out? Hetler and Ostrowski would like the cross-walk signs put back in the streets until November 1st.

Announcements – The next meeting date is November 10, 2021.

Adjournment

Ostrowski moved, Pontius seconded, CARRIED, to adjourn the meeting. The meeting adjourned at 5:41 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.

STATE OF MICHIGAN
COUNTY OF LEELANAU

VILLAGE OF SUTTONS BAY

AMENDMENT TO THE VILLAGE ZONING ORDINANCE

The Village of Suttons Bay Planning Commission will hold a public hearing regarding the following Zoning Ordinance Amendment at their Commission Meeting scheduled on **Wednesday November 10, 2021 at 5:00 p.m. via Remote Access:**

ZONING ORDINANCE AMENDMENT 2-2021

A Public Hearing will be held to amend the following Section(s) of the Village Zoning Ordinance:

Section 5-6 Gateway Districts Form Requirements to be amended to read **Section 5-6 NORTH Gateway (All Users) & South Gateway (Residential Uses) Form Requirements**

Add the following section in its entirety:

Section 5-7 South Gateway (Commercial Uses Only) Form Requirements

The reuse or redevelopment of residential structures or the construction of new residential appearing buildings for commercial uses are encouraged. This section ensures that a consistent architectural character is maintained for all new buildings. Further, as expressed by traditional architectural forms, defined building entrances, window openings, materials and heights, new structures can be designed to blend with existing homes and businesses, thereby enhancing the character of the zoning districts that serve as gateways to the CB district. The following requirements shall be required for new commercial buildings. Commercial change of use or building additions are encouraged to incorporate residential features into their development as reasonably practical with the design of the existing building. The Planning Commission shall determine if the intent of the residential character is being maintained during their review.

- A. *Facades.*
 - 1. Parallel to Street. The front building façade shall be parallel to the adjacent front street.
- B. *Vernacular.* All new commercial structures shall be designed as to reflect a rustic residential character that resembles that of a modern beam or timber frame construction.
- C. *Roofs.*
 - 1. Overhangs. Roof overhangs shall have a minimum one (1) foot overhang at the eave and rake.

2. Eaves. Simple eaves and exposed rafter tails are encouraged.
- D. *Windows*. Windows facing streets are subject to the following conditions:
1. Type. Windows shall be designed with large windows to emphasize the front façade and resulting in an expansive windowed first floor.
- E. *Walls*.
1. Materials. Exterior walls shall be a combination of the following materials clad in wood, brick or stone, and/or other comparable materials acceptable to the Administrator to reflect the residential character described in (b) above.
- F. *Accessory Structures*. If an alley exists, accessory structure overhead doors shall be oriented toward back alleys. If there is no alley, overhead doors shall not face the street.
- G. *Trash Storage*. All trash storage shall be screened from view from the streets by means of fence or shrubbery that is a minimum of 4 ft in height.
- H. *Parking*. Parking areas shall be located to the side or rear of the buildings and screened from view from adjacent parcels and streets.
- I. *Loading Areas and Docks*. If an alley exists, accessory structure overhead doors shall be oriented toward back alleys. If there is no alley, overhead doors shall not face the street.

Housekeeping Amendment to Retitle Section 5-7 **Section 5-8** Central Business and Gateway Districts Review Procedures

Complete copies of the Ordinance Amendment proposal are available on line at suttonsbayvillage.org. Information regarding the request may be examined by contacting the Office of Planning & Zoning at the Village of Suttons Bay, during regular business hours of 8:00 a.m. – 4:00 p.m., Monday through Thursday, and 8:00 a.m. – Noon on Friday, at 231-271-3051 or by email at suttonsbay@suttonsbayvillage.org. Comments may be made in writing, addressed to Planner, c/o Village of Suttons Bay, PO BOX 395, Suttons Bay, Michigan 49682.

Electronic Remote Access, in accordance with Public Act 228 of 2020 will be implemented in response to COVID-19 social distancing requirements and Michigan Health and Human Services restrictions of indoor gatherings. The public may participate in the meeting through Zoom access by computer and smart phone and can find the link on our website at www.suttonsbayvillage.org

Zoom Link: Join Zoom Meeting

<https://us02web.zoom.us/j/87447926749?pwd=aDNqU2FtZTJRdHQ2WGJiY1INa2sydz09>

Meeting ID: 874 4792 6749 Passcode: 825810 Dial by Location: +1 312 626 6799 US (Chicago)

- I. *Exterior Areas.*
 1. Outdoor Temporary Display Areas. Temporary outdoor display areas are permitted outside of public right-of-way, limited to the area within three (3) feet of the façade of the building to which it is accessory and shall not extend into adjoining sites. A minimum five (5) foot wide walking zone along the sidewalk and leading to the entrance to the establishment shall be maintained so that pedestrian circulation and access to the building is not impaired. Alternate locations may be approved where pedestrian circulation or entrances to building are not impaired.
 2. Public Amenities. Space for bike racks, benches and similar uses/activities may be permitted, provided a minimum five (5) foot sidewalk clear area is provided and that Michigan Department of Transportation approval is received, if proposed within the state right-of-way.
 3. Public Art. Public art is encouraged and may be located in appropriate areas without regard to setbacks, provided that clear vision at corners is maintained.

Section 5-6 North Gateway (All Uses) & South Gateway (Residential Uses) Form Requirements

The reuse or redevelopment of residential structures or the construction of residential style buildings is encouraged and a complementary residential development pattern that is based on traditional neighborhood design principles is outlined in this section. This section ensures that a consistent architectural character is maintained and the street is neither dominated nor defined by imposing garages, accessory structures or other architectural features that detract from the front façade of a building. Further, as expressed by traditional architectural forms, defined building entrances, window openings, materials and heights, new structures can be designed to blend with existing homes and businesses, thereby enhancing the character of the zoning districts that serve as gateways to the CB district.

- A. *Facades.*
 1. Parallel to Street. The front building façade shall be parallel to the adjacent front street.
 2. Porches. Principal buildings shall include front or side porches.
 - a. Front porch. A projecting covered porch shall be open on at least two (1) sides, one (1) being the front.
 - b. Side Yard Porch. A projecting covered side yard porch shall be open on at least two (2) sides, one (1) being the front, with a front building line of the porch no further back than five (5) feet from the front building line of the building façade.
- B. *Vernacular.* All buildings will be designed to reflect the historic local vernacular building tradition within the gateway districts (SG and NG), however, a mixture of housing and building types with common elements is encouraged. Building design and architecture shall be residential in character with articulation, massing, height and proportion similar to traditional American homes.
- C. *Roofs.*
 1. Type. Roofs shall be hip or gable. Shed roofs are permitted for additions or porches. Mansard, gambrel and flat roofs are prohibited.
 2. Overhangs. Roof overhangs shall a minimum one (1) foot overhang at the eave and rake.

3. Eaves. Simple eaves and exposed rafter tails are encouraged.
 4. Pitch. Roof pitch must be greater than or equal to 8/12.
- D. *Windows*. Windows facing streets are subject to the following conditions:
1. Type. Windows shall be double hung with first story windows equal to or taller than upper story windows.
 2. Proportion. Window openings shall have vertical proportions or shall be square.
 3. Sills. All windows fronting streets shall have sills.
 4. Shutters. When used, shutters shall be sized equal to half the width of the window and be the same height of the window.
- E. *Walls*.
1. Materials. 80 percent of exterior walls shall be clad in wood or cementitious siding. The remaining may be brick or stone, or other comparable materials acceptable to the Administrator.
 2. Style. Siding may be horizontal lap, ship-lap or vertical board and batten.
- F. *Garages*.
1. Orientation. If an alley exists, garages shall be oriented toward back alleys.
 2. Loading. If no back alley exists, garages are encouraged to be rear-loaded or side-loaded. If garage doors are oriented toward the primary street frontage, they must be positioned at least five (5) feet behind the primary façade of a house. The total width of garage door openings shall not exceed 40 percent of the total width of any street-facing elevation of the house. On a corner lot, a garage facing a secondary street may be flush with the secondary side elevation or behind.

Section 5-7 South Gateway (Commercial Uses Only) Form Requirements


The reuse or redevelopment of residential structures or the construction of new residential appearing buildings for commercial uses are encouraged. This section ensures that a consistent architectural character is maintained for all new buildings. Further, as expressed by traditional architectural forms, defined building entrances, window openings, materials and heights, new structures can be designed to blend with existing homes and businesses, thereby enhancing the character of the zoning districts that serve as gateways to the CB district. The following requirements shall be required for new commercial buildings. Commercial change of use or building additions are encouraged to incorporate residential features into their development as reasonably practical with the design of the existing building. The Planning Commission shall determine if the intent of the residential character is being maintained during their review.

- A. *Facades*.
1. Parallel to Street. The front building façade shall be parallel to the adjacent front street.
- B. *Vernacular*. All new commercial structures shall be designed as to reflect a rustic residential character that resembles that of a modern beam or timber frame construction.
- C. *Roofs*.
1. Overhangs. Roof overhangs shall **have** a minimum one (1) foot overhang at the eave and rake.

2. Eaves. Simple eaves and exposed rafter tails are encouraged.
- D. Windows. Windows facing streets are subject to the following conditions:
 1. Type. Windows shall be designed with large windows to emphasize the front façade and resulting in an expansive windowed first floor.
- E. Walls.
 1. Materials. Exterior walls shall be a combination of the following materials clad in wood, brick or stone, and/or other comparable materials acceptable to the Administrator to reflect the residential character described in (b) above.
- F. Accessory Structures. If an alley exists, accessory structure overhead doors shall be oriented toward back alleys. If there is no alley, overhead doors shall not face the street.
- G. Trash Storage. All trash storage shall be screened from view from the streets by means of fence or shrubbery that is a minimum of 4 ft in height.
- H. Parking. Parking areas shall be located to the side or rear of the buildings and screened from view from adjacent parcels and streets.
- I. Loading Areas and Docks. If an alley exists, accessory structure overhead doors shall be oriented toward back alleys. If there is no alley, overhead doors shall not face the street.

Section 5-8 Central Business and Gateway Districts Review Procedures

- A. Deviations. Deviations from the form-based requirements in Sections 5-5 and 5-6 shall be reviewed and are subject to approval by the Planning Commission. In determining if a deviation is warranted, the Planning Commission shall consider the following:
 1. Deviations may be permitted when an applicant demonstrates that the resulting design is superior in terms of compatibility with surrounding structures and better fits the character of the area than when it conforms to form-based requirements.
 2. The Planning Commission may also allow deviations when the applicant shows that conformance with the form-based requirements is impractical due to existing building or site layouts or on adjacent sites, where the deviation has no exterior effect, or where the deviation is necessary to meet other laws or regulations.
 3. The deviation shall be the least necessary to achieve the results in either subparagraphs 1 or 2, above, and the Planning Commission may grant a lesser deviation than requested.
 4. Cost, convenience or franchise/corporate design standards shall not, by themselves, be reasons for granting a deviation.
 5. When approving a deviation, the Planning Commission may attach conditions necessary to meet the requirements of this section and to uphold the intent of this article.

		VILLAGE OF SUTTONS BAY	
REPORT VSB -2021- 58			
Prepared:	November 3, 2021	Pages:	1 of 1
Meeting:	November 10, 2021	Attachments:	<input checked="" type="checkbox"/>
Subject:	Planning Commission Budget 2022		

2021 BUDGET

Attached you will find the 2022 planning commission budget for your review and action.

This year, the focus for the planning commission will be to finalize the parks and recreation plan, address the zoning ordinance deficiencies, and begin the Master Plan process. Sara and Leslie will continue to guide the PC while the firm Giffels Webster will lead the PC through the Master Plan process.

General Planning and Zoning

Contractual Services – This line-item pay’s for both Planning (Sara) and Zoning (Leslie) services. We have increased the budget amount with the anticipation that the planning commission, with Sara’s guidance, will continue to address zoning deficiencies.

Master Plan

A line item was created to track the cost of the professional planning firm that will help guide you through the Master plan process. I encourage you to research the company here: <https://www.giffelswebster.com/services/planning/> This firm is very experienced in guiding communities and among the leaders in community engagement, visioning and strategic implementation. In addition, I have asked that housing guru, Jill Bahm, AICP, be a part of the project team assist our community with housing strategy and implementation.

MOTION FOR CONSIDERATION:

MOTION THAT the 2022 Planning Commission budget be approved and recommended for adoption by the Village Council.

	2017	2018	2019	2020	2021	2021	2022
	Actual	Budget	Actual	Actual	Adopted	Amended	Proposed
Planning & Zoning							
Administrative Wages	12,445	12,750	14,317	15,623	15,750	15,750	16,000
Wages	0	0	1,881	4,681	5,013	5,013	5,500
Wages - Planning Commission	2,920	4,804	2,520	2,280	4,825	4,825	4,825
Wages - Zoning Board of Appeals	320	840	600	520	850	200	850
FICA Contribution	952	976	1,221	1,528	1,600	1,600	1,600
Medical Insurance	2,316	2,377	968	946	1,200	1,300	2,100
Workers Compensation Insurance	103	106	65	124	125	125	125
Retirement Contribution	596	638	1,423	1,247	2,076	2,200	2,200
Life, AD&D Insurance	165	78	162	158	225	225	250
Unemployment Insurance	2	430	5	3	125	125	125
Office Supplies	477	1,000	1,025	256	700	700	700
Postage	200	200	0	0	200	200	500
Professional Planning Services	2,000	3,000	0	0	500	500	20,000
Zoning Ordinance - Planning	10,344	5,000	0	0	500	500	500
Legal Fees	1,511	4,000	0	0	4,000	1,500	4,000
Contractual Services	6,250	6,920	6,390	6,334	11,500	8,000	11,500
Printing & Publishing	934	4,000	684	873	1,500	1,400	3,000
Education, Training & Dues	35	1,500	1,650	903	2,250	650	2,250
Total Planning & Zoning	29,125	35,869	32,911	35,476	52,339	44,813	76,025

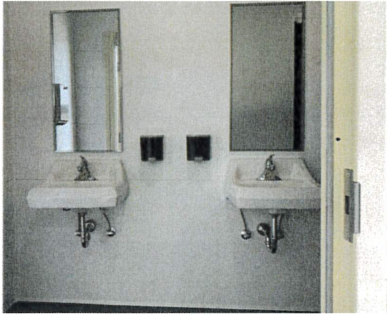
PC per diem, pd annually in Dec
ZBA per diem, pd annually in Dec

Prof Planner Fees-Master Plan -Giffels

Zon Administrator Contract & Planning hrly Fees
legal notices, mtg pubs, prc plan/mp, surveys

Thanks for reaching out to BoxPop and my apologies on the delayed response. I would love to help out here and can start by providing some answers to your questions:

1. What is the maximum number of restroom units per container? **For the 20' containers we can provide up to four and for the 40' units, we can get up to seven restrooms.**
2. Pricing, of course. **Pricing ranges from about \$65K - \$95K for base pricing depending on the size and options selected.**
3. Can these be made with either gas or electric heat so that they may be used through the winter months? **They can be made with either, and they may be used through winter if properly cared for.**
4. Would there be any issue with pumping clean during the winter? **Not at all, many of our clients winterize them.**
5. Can we get a breakdown on pricing of all available amenities that the containers may be built with (design wrap, heating, etc) **Let me know if you would like to hop on a call to discuss this so I can make sure we are pricing the right options.**
6. What is the size of waste tank? Any and all information you have on bathroom units would be appreciated. **We do not work with units that have waste tanks unfortunately due to the code requirements for storage. Our units require a connection to sanitary or septic.**



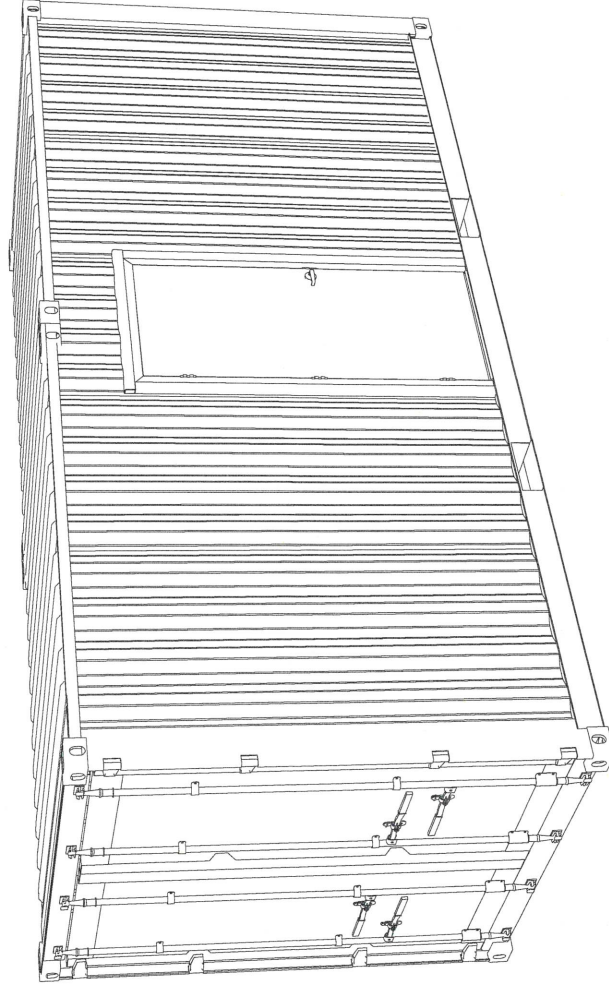
PRODUCT NAME

20' MEN'S RESTROOM CONTAINER

JOB ITEM NUMBER: 0000000000-000

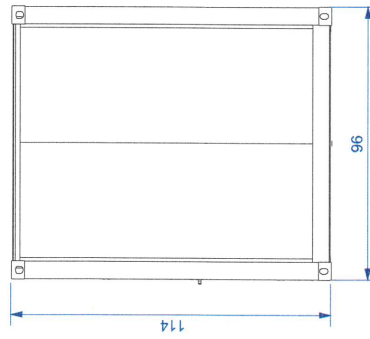
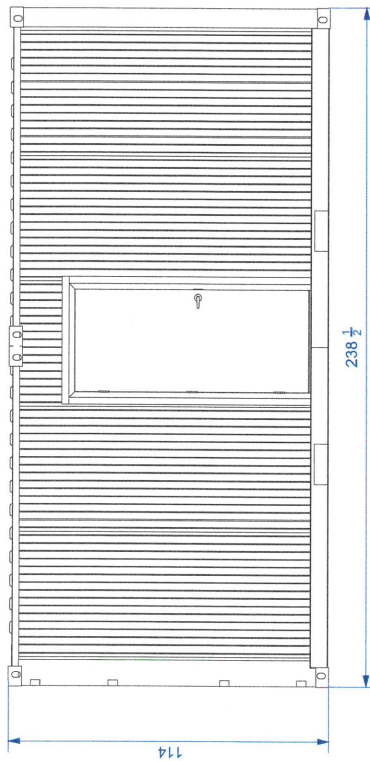
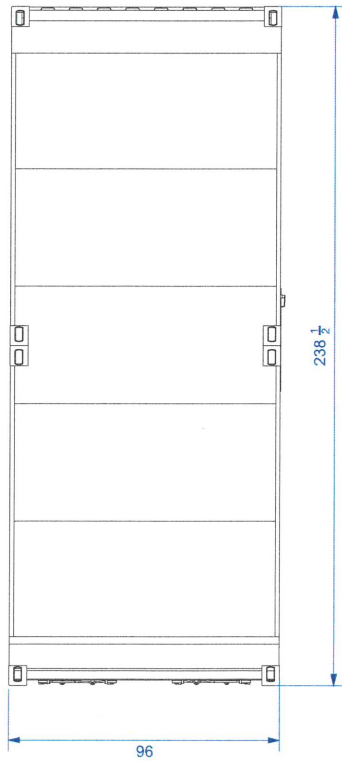
DRAWING SCHEDULE	
PAGE	DESCRIPTION
C1	COVER
A1	ASSEMBLY (EXTERIOR ELEVATIONS)
D1	DETAIL (FLOOR PLAN)

NOTE: ALL WALLS AND CEILING TO HAVE FRP PANELING FLOOR TO HAVE RESILIENT ROLLED GFLOORING



CLIENT	LAGOONFEST	ACCOUNT MANAGER	MATT EGAN	DATE	03/09/2021	SCALE	NOT TO SCALE	REV.	1	DESCRIPTION	ORIGINAL DESIGN RELEASE	DATE	03/09/2021	PRODUCT	BOXPOP	SHEET NUMBER	C1
PROJECT	20' MEN'S RESTROOM CONTAINER	PROJECT MANAGER	SAVANNA W	DRAWING BY	MAX ARBURY	DRAWING NUMBER	1							SHEET NAME	COVER		

PLEASE NOTE: CONCEPTS PROVIDED ARE NOT FINAL. BUILD DESIGNS, ENGINEERING DRAWINGS OR RENDERINGS MAY VARY BASED ON COST, SCOPE OR EXECUTION. TIME LINE AND WILL BE SUBJECT TO FINAL CUSTOMER APPROVAL. THE DESIGN AND SPECIFICATIONS CONTAINED WITHIN THIS DOCUMENT WILL REMAIN THE LEGAL PROPERTY OF BRITTEN INC. ANY REVISIONS OR CHANGES TO THIS DOCUMENT WILL BE SUBJECT TO A SEPARATE REVISION ORDER AND SPECIFICATIONS.

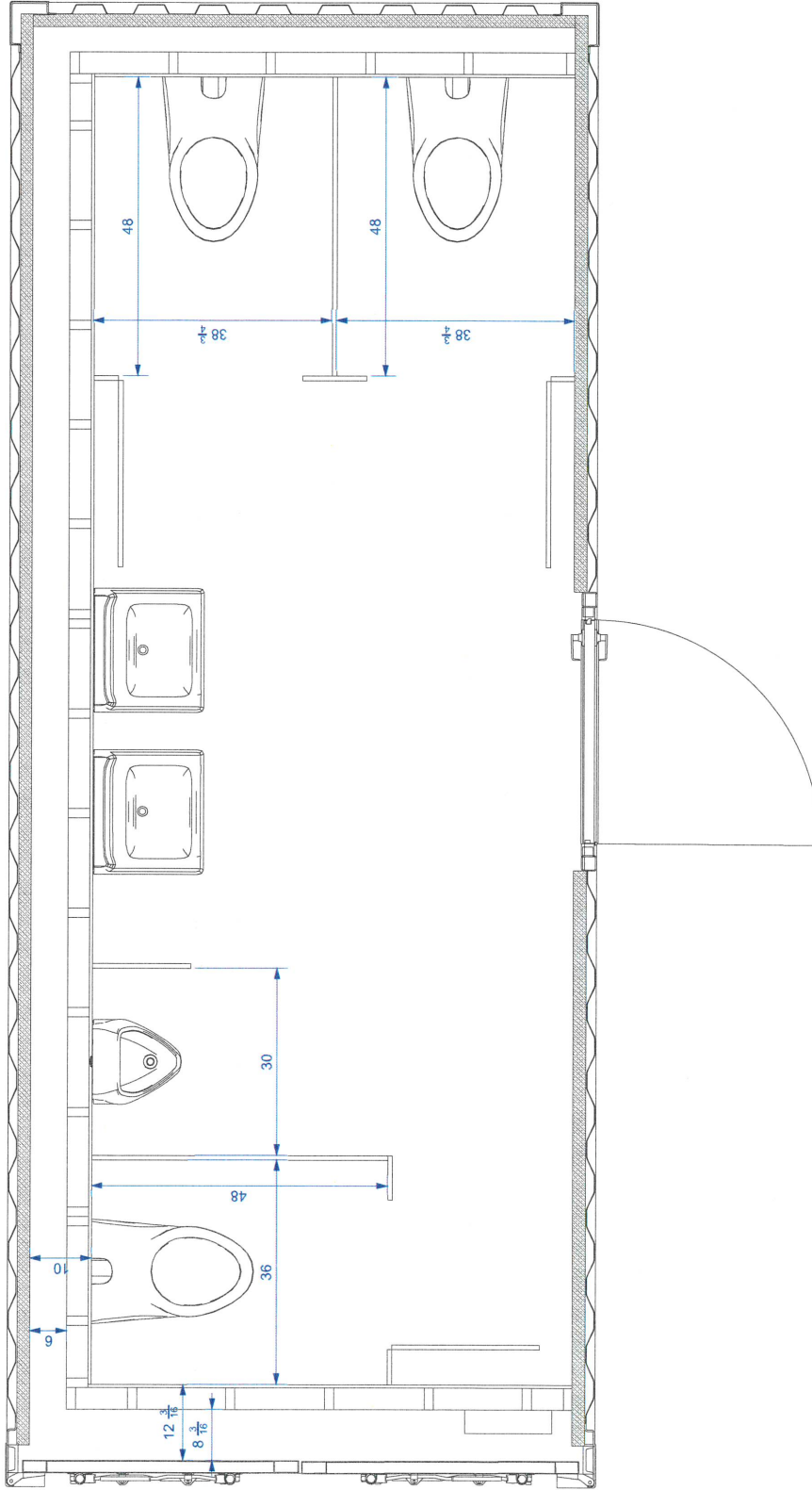


A ASSEMBLY - EXTERIOR ELEVATIONS
A1 QTY (1-EA)

CLIENT LAGOONFEST	ACCOUNT MANAGER MATT EGAN	DATE 03/09/2021	SCALE NOT TO SCALE	REV. 1	DESCRIPTION ORIGINAL DESIGN RELEASE	DATE 03/09/2021	PRODUCT BOXPOP	SHEET NUMBER A1
PROJECT 20' MEN'S RESTROOM CONTAINER	PROJECT MANAGER SAVANNA W.	DRAWING BY MAX ARBURY	DRAWING NUMBER 2				SHEET NAME ASSEMBLY	

PLEASE NOTE: CONCEPTS PROVIDED ARE NOT FINAL BUILD DESIGNS. ENGINEERING DRAWINGS OR REVISIONS MAY VARY BASED ON COST, SCOPE OR EXECUTION. TIME LINE AND WILL BE SUBJECT TO FINAL CUSTOMER APPROVAL. THE DESIGN AND SPECIFICATIONS CONTAINED WITHIN THIS DOCUMENT WILL REMAIN THE SOLE PROPERTY OF BRITTON. ANY REVISIONS TO THIS DOCUMENT WILL BE MADE BY BRITTON. ANY REVISIONS TO THIS DOCUMENT WILL BE MADE BY BRITTON. ANY REVISIONS TO THIS DOCUMENT WILL BE MADE BY BRITTON.





1 D1 DETAIL - FLOOR PLAN

CLIENT	ACCOUNT MANAGER	DATE	SCALE	REV.	DESCRIPTION	DATE	PRODUCT
LAGOONFEST	MATT EGAN	03/09/2021	NOT TO SCALE	1	ORIGINAL DESIGN RELEASE	03/09/2021	BOXPOP
PROJECT	PROJECT MANAGER	DRAWING BY	DRAWING NUMBER				SHEET NAME
20' MEN'S RESTROOM CONTAINER	SAVANNA W.	MAX ARBURY	3				DETAIL
							SHEET NUMBER
							D1

PLEASE NOTE: CONCEPTS PROVIDED ARE NOT FINAL. BUILD DESIGNS, ENGINEERING DRAWINGS OR RENDERINGS MAY VARY BASED ON COST, SCOPE OR EXECUTION TIMELINE AND WILL BE SUBJECT TO FINAL CUSTOMER APPROVAL. THE DESIGN AND SPECIFICATION CONTAINED WITHIN THIS DOCUMENT WILL REMAIN THE LEGAL PROPERTY OF BRITTEN. ANY AGREEMENT IS ENTERED INTO WITH THE CLIENT HAS NO PRECEDENT. REVISED REQUESTS ARE SUBJECT TO COMPLETION OF THE DESIGN AND SPECIFICATIONS.



PRODUCT NAME

UNISEX RESTROOM 20-FT CONTAINER

JOB ITEM NUMBER: 0000000000-000

DRAWING SCHEDULE

PAGE	SHEET #	DESCRIPTION
C1	1	COVER
D1	2	DETAIL- EXTERIOR ELEVATIONS
D2	3	DETAIL- FLOOR PLAN
D3	4	DETAIL- REFLECTED CEILING PLAN/ELECTRICAL
D4	5	DETAIL- INTERIOR ELEVATION (FRONT/BACK)
D5	6	DETAIL- INTERIOR ELEVATION (BACK)

FINISH SCHEDULE

TAG	PMS	NAME/RGB VALUES
ALL	TBD.	WHITE

PLUMBING SCHEDULE

BRAND	MODEL #	DESCRIPTION
TBD.	TBD.	WALL MOUNTED CORNER SINK
TBD.	TBD.	WALL MOUNTED TOILET

MECHANICAL SCHEDULE

BRAND	MODEL #	DESCRIPTION
TBD.	TBD.	SPLIT SYSTEM HEATING AND COOLING
TBD.	TBD.	CEILING MOUNTED LED LIGHTS (QTY 4)
TBD.	TBD.	EXHAUST FAN
TBD.	TBD.	30 AMP ELECTRICAL PANEL

NOTE: ALL WALLS AND CEILING TO HAVE FRP PANELING FLOOR TO HAVE RESILIENT ROLLED GFLOORING



DESIGN & ENGINEERING

2322 CASS ROAD
TRAVERSE CITY, MI 49884

PLEASE NOTE: CONCEPT DRAWINGS ARE NOT FINAL. BUILDING DESIGNS, ENGINEERING DRAWINGS AND SPECIFICATIONS ARE BASED ON CONCEPTS, SCOPE OR EXECUTION OF THE PROJECT AND ARE SUBJECT TO FINAL CLIENT AND ARCHITECT APPROVAL.

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CLIENT
TROPICOS

PROJECT
UNISEX RESTROOM 20-FT

PROJECT MANAGER
SAVANNA W.

ACCOUNT MANAGER
MATT EGAN

DRAWN BY
MAX ARBURY

DATE
1/27/2021

SHEET SIZE
11" X 17"

JOB NUMBER

REVISIONS
NO. DATE NOTES

1.0 1/27/2021 DESIGN RELEASE

2.0 2/16/2021 UPDATED LAYOUT

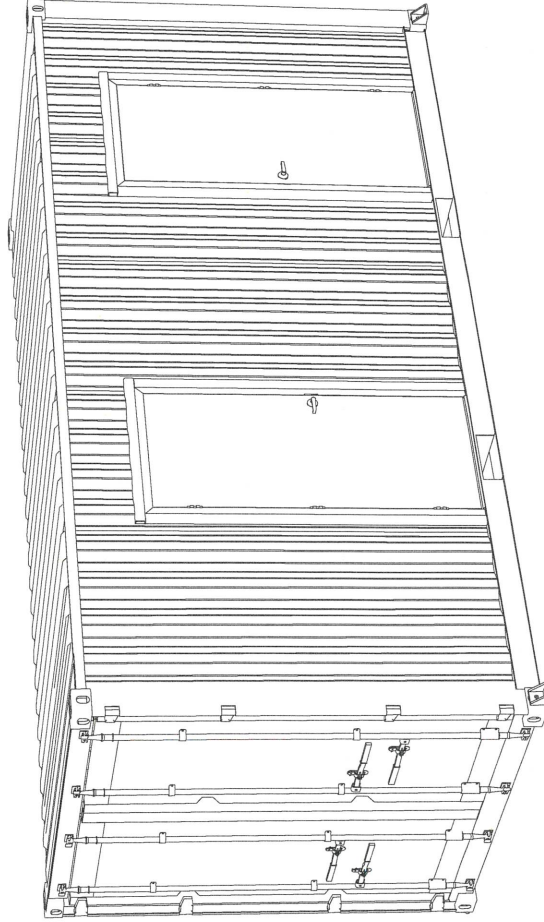
NOTES

SHEET NAME

DETAILS

PAGE

C01



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CLIENT
TROPICOS

PROJECT
UNISEX RESTROOM 20-FT

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DATE
1/27/2021

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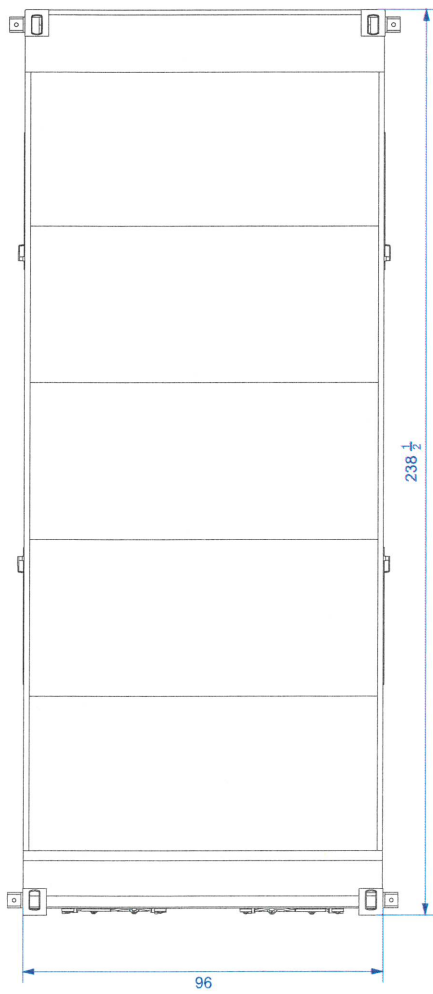
JOB NUMBER

REVISIONS	VER.	DATE	NOTES
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2.0	2/16/2021	UPDATED LAYOUT	

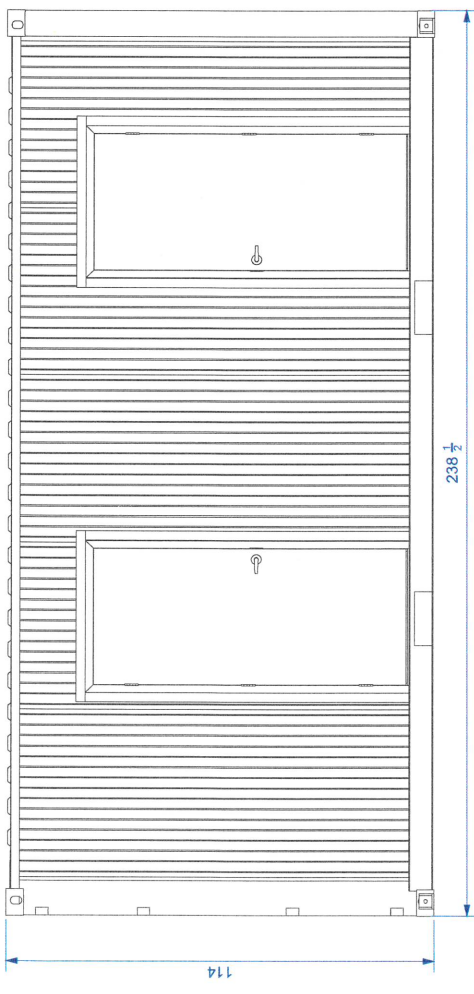
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SHEET NAME

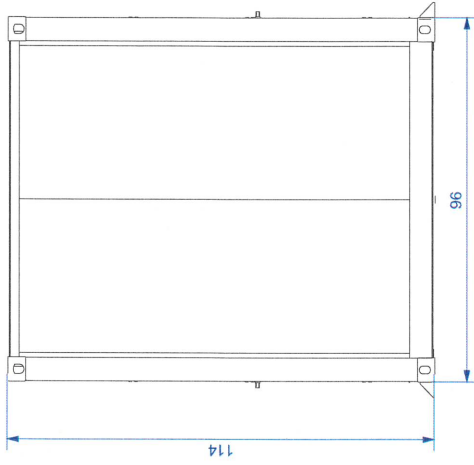
- SPECIFICATIONS:**
- * 20-FT HIGH CUBE ISO CONTAINER (8'Wx20'Lx9'6"H)
 - * EXISTING CARGO DOORS (PAIR)
 - * SATIN POLYURETHANE PAINT FINISH ON INTERIOR AND EXTERIOR
 - * G-FLOOR FLOORING
 - * INSULATION
 - * FRP PANELING
 - * MAN DOOR (4)
- MECHANICAL:**
- * 30 AMP ELECTRICAL PANEL (1)
 - * CEILING LED LIGHT FIXTURE (4)
 - * EXHAUST FAN (4)
- PLUMBING:**
- * (4) WALL MOUNT HAND SINK (TBD.)
 - * (4) WALL MOUNTED TOILETS (TBD.)



TOP VIEW



FRONT VIEW



RIGHT VIEW



DESIGN & ENGINEERING

2322 CASS ROAD
TRAVERSE CITY, MI 49684

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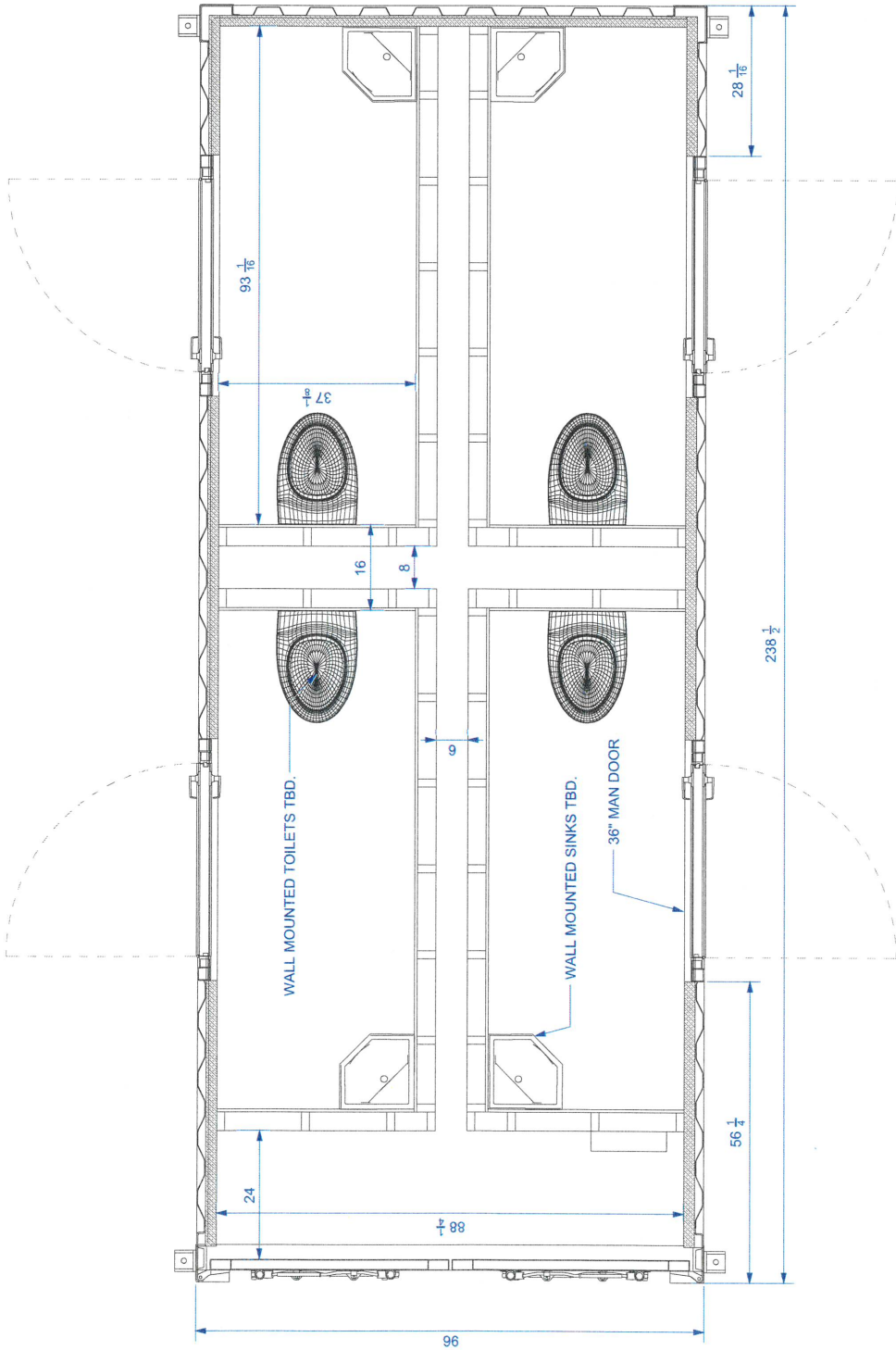
CLIENT
TROPICOS
PROJECT
UNISEX RESTROOM 20-FT
PROJECT MANAGER
SAVANNA W.
ACCOUNT MANAGER
MATT EGAN

DESIGNED BY
MAX ARBURY
DATE
1/27/2021
SHEET SIZE
11" X 17"
JOB NUMBER

REVISIONS	VER.	DATE	NOTES
1.0	1/27/2021	DESIGN RELEASE	
2.0	2/16/2021	UPDATED LAYOUT	

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DETAILS
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CLIENT
TROPICOS

PROJECT
UNISEX RESTROOM 20-FT

PROJECT MANAGER
SAVANNA W.

ACCOUNT MANAGER
MATT EGAN

DRAWN BY
MAX ARBURY

DATE
1/27/2021

SHEET SIZE
11" X 17"

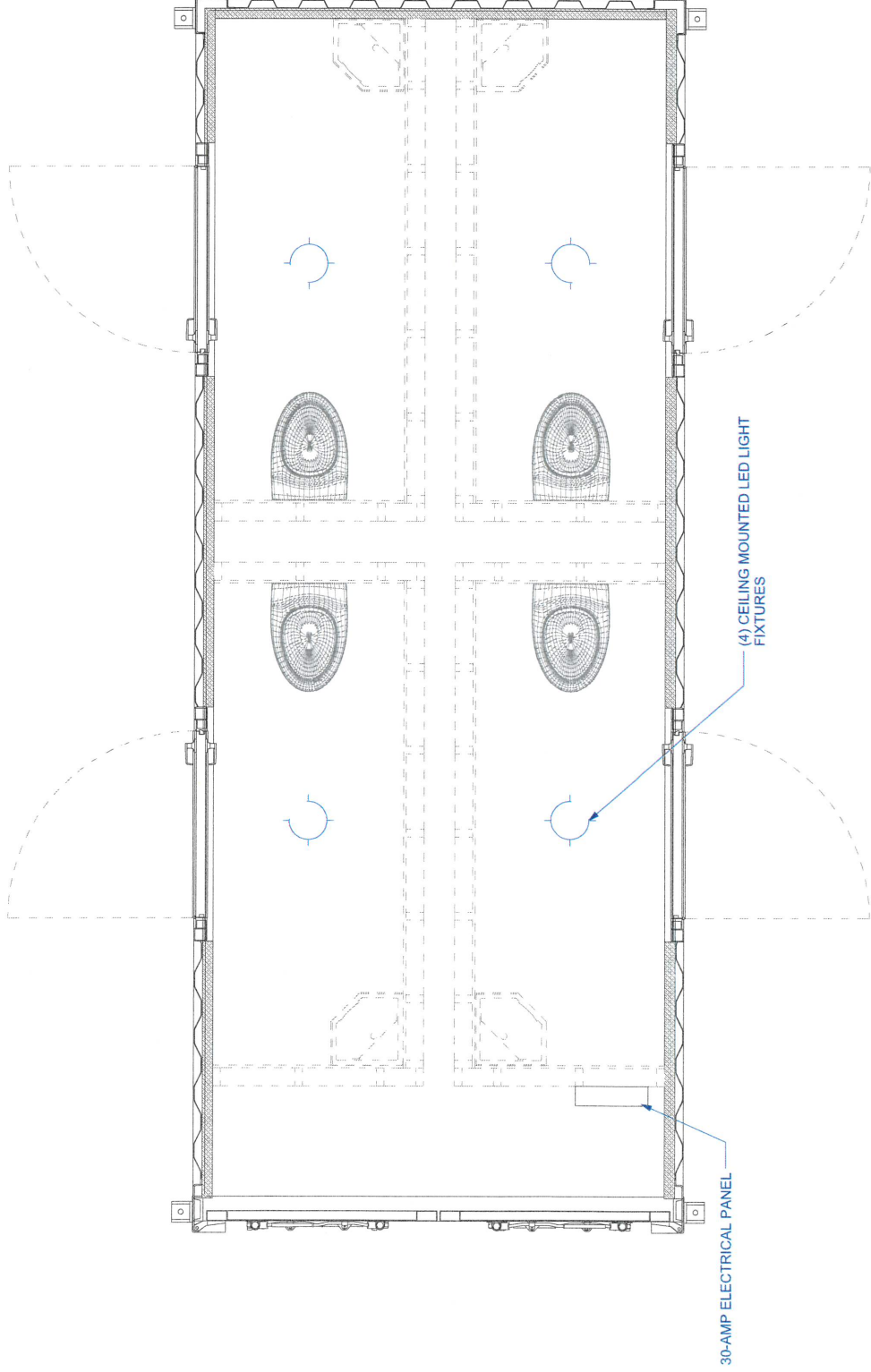
JOB NUMBER

NO.	DATE	NOTES
1.0	1/27/2021	DESIGN RELEASE
2.0	2/18/2021	UPDATED LAYOUT

NOTES

SHEET NAME

PAGE



(4) CEILING MOUNTED LED LIGHT
FIXTURES

30-AMP ELECTRICAL PANEL



DESIGN & ENGINEERING

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TRAVERSE CITY, MI 49684

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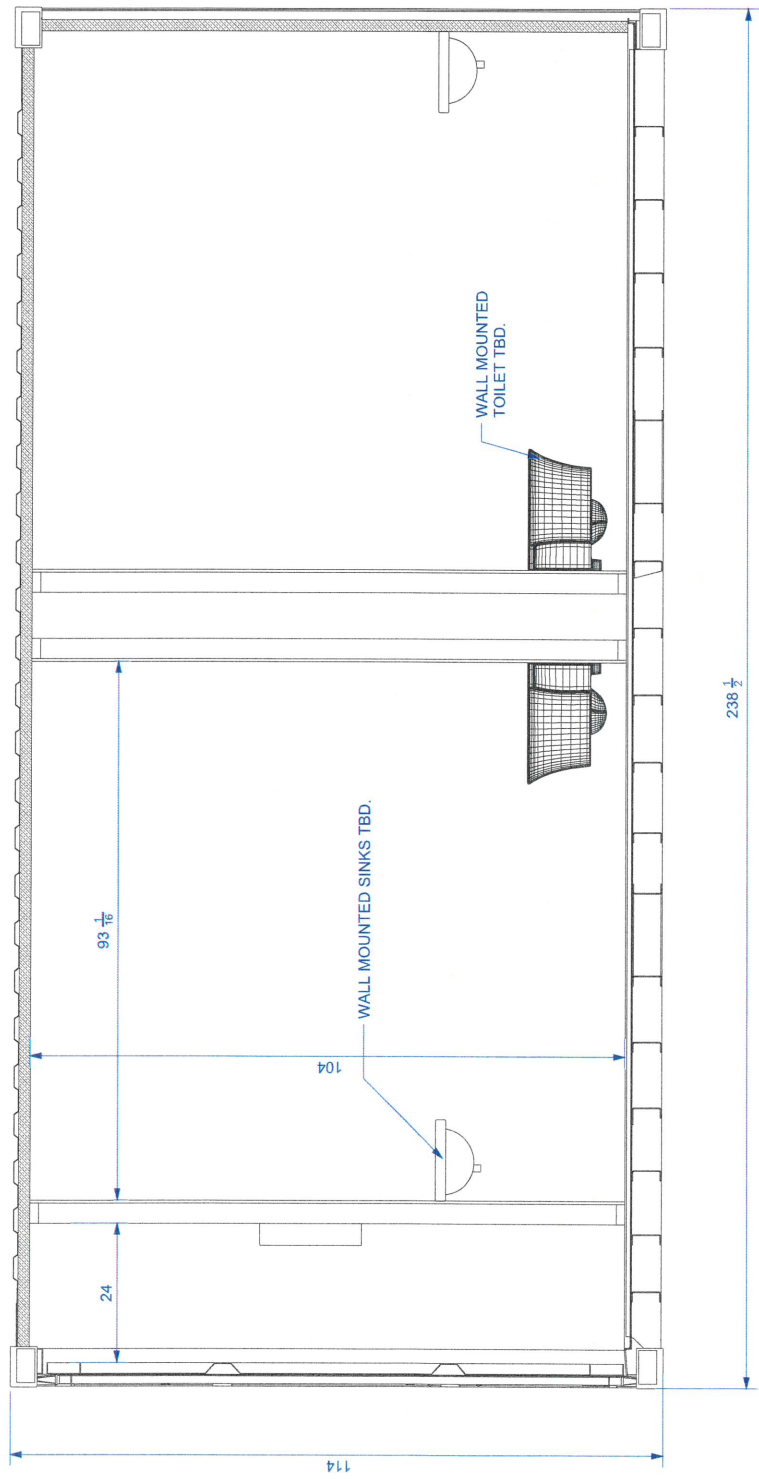
CLIENT
TROPICOS
PROJECT
UNISEX RESTROOM 20-FT
PROJECT MANAGER
SAVANNA W.
ACCOUNT MANAGER
MATT EGAN

DRAWN BY
MAX ARBURY
DATE
1/27/2021
SHEET SIZE
11" X 17"
JOB NUMBER

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1.0	12/27/2021	DESIGN RELEASE
2.0	2/16/2021	UPDATED LAYOUT

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DETAILS
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D04





DESIGN & ENGINEERING

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TRAVERSE CITY, MI 49684

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TIMELINE AND WILL BE SUBJECT TO FINAL

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CLIENT AND BRITTEN & ASSOCIATES
THE DESIGN AND SPECIFICATIONS.

SUBJECT
TROPICOS
PROJECT
UNISEX RESTROOM 20-FT
PROJECT MANAGER
SAVANNA W.
ACCOUNT MANAGER
MATT EGAN

DRAWN BY
MAX ARBURY
DATE
1/27/2021
SHEET SIZE
11" X 17"
JOB NUMBER

REVISIONS
VER. DATE NOTES
1.0 1/27/2021 DESIGN RELEASE
2.0 2/16/2021 UPDATED LAYOUT

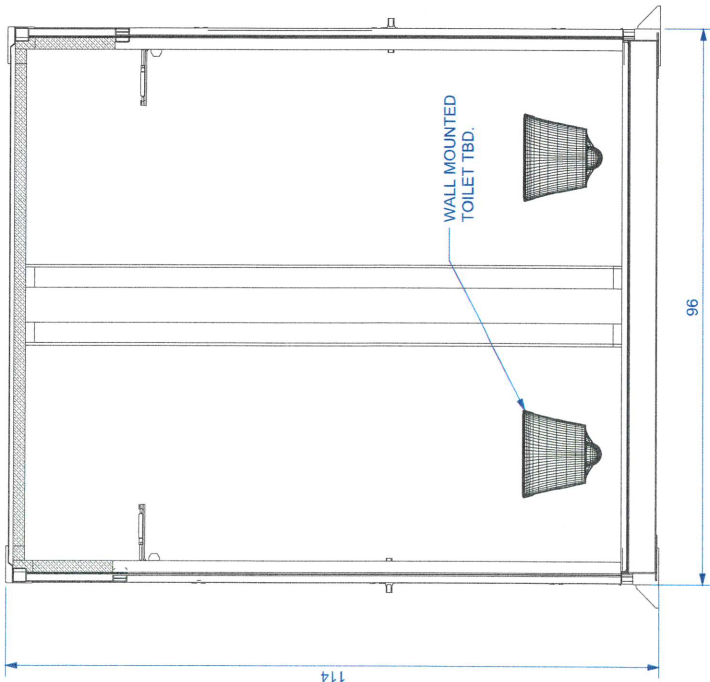
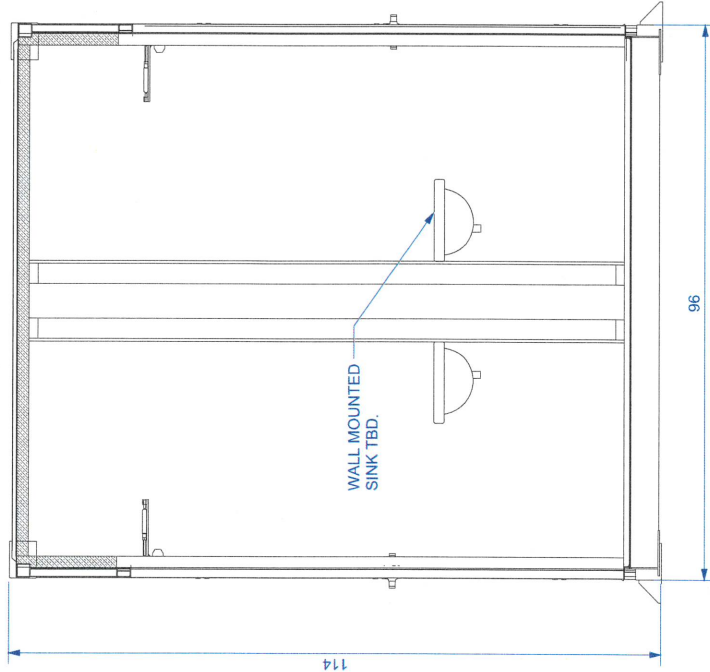
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SHEET NAME

DETAILS

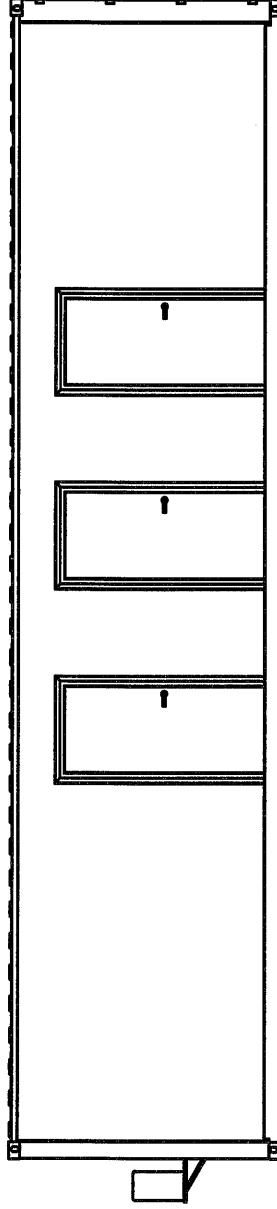
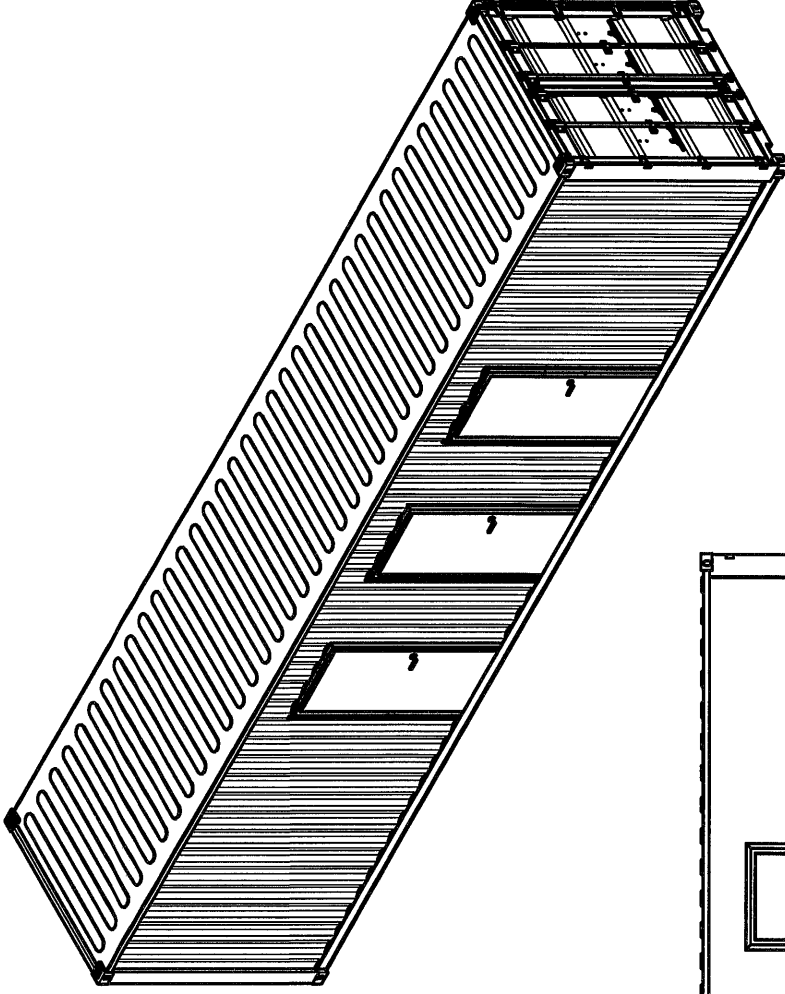
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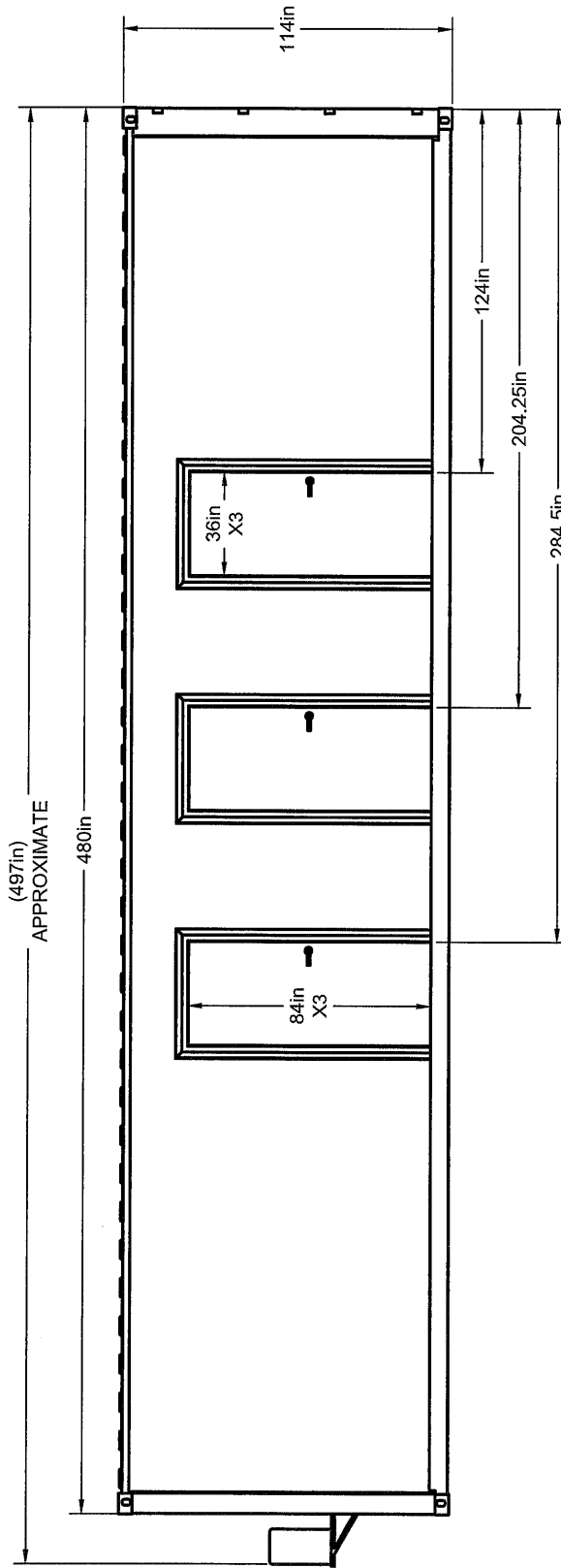
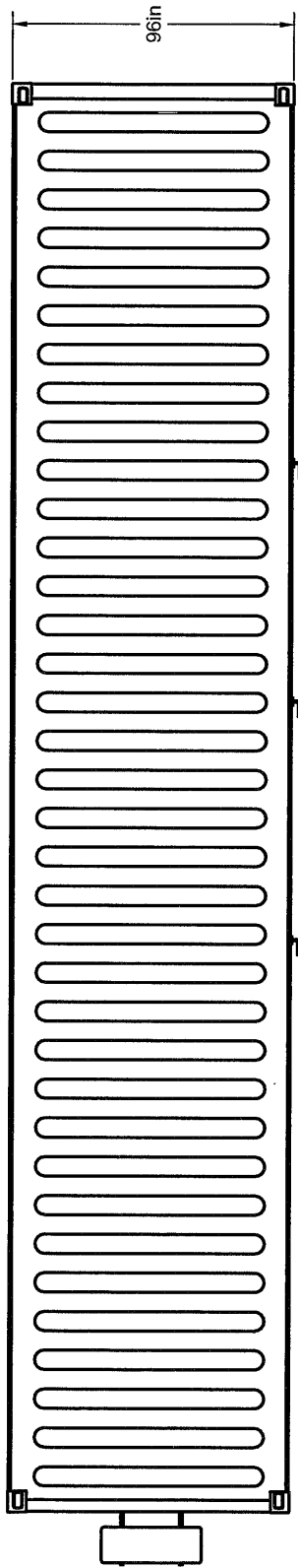
SCOPE OF WORK

- 1) 40' SINGLE TRIP HIGH CUBE ISO CONTAINER
- 2) WOMENS RESTROOM INCLUDING: 3 TOILETS, 2 SINKS
- 3) ADA/UNISEX RESTROOM INCLUDING: 1 TOILET, 1 SINK
- 4) MENS RESTROOM INCLUDING: 2 TOILETS, 2 URINALS, 1 SINK
- 5) MECHANICAL/ELECTRICAL/PLUMBING (MEP) CHASE
- 6) 100A ELECTRICAL PANEL
- 7) NATURAL GAS FIRED HOT WATER HEATER
- 8) PLUMBING TERMINATION FOR FRESH AND WASTE WATER, LOCATION AS SHOWN
- 9) ADA RAMP
- 10) HVAC MINI SPLIT SYSTEM
- 11) VENT FANS ON OCCUPANCY SWITCH
- 12) LED LIGHTS ON OCCUPANCY SWITCH
- 13) CONVENIENCE OUTLETS
- 14) PAINT COLOR TBD PER CUSTOMER
- 15) CUSTOM LOGO TBD PER CUSTOMER
- 16) ADA GRAB BAR AT TOILET
- 17) RESILIENT GRAY VINYL FLOORING
- 18) POLYSTYRENE INSULATION
- 19) CLEANABLE FRP WALL & CEILING SURFACES
- 20) BATHROOM STALL DIVIDERS AS SHOWN, COLOR: BLACK W/ WHITE SPECKLES
- 21) 3X STEEL EXTERIOR DOORS
- 22) MIRRORS ABOVE SINK LOCATIONS



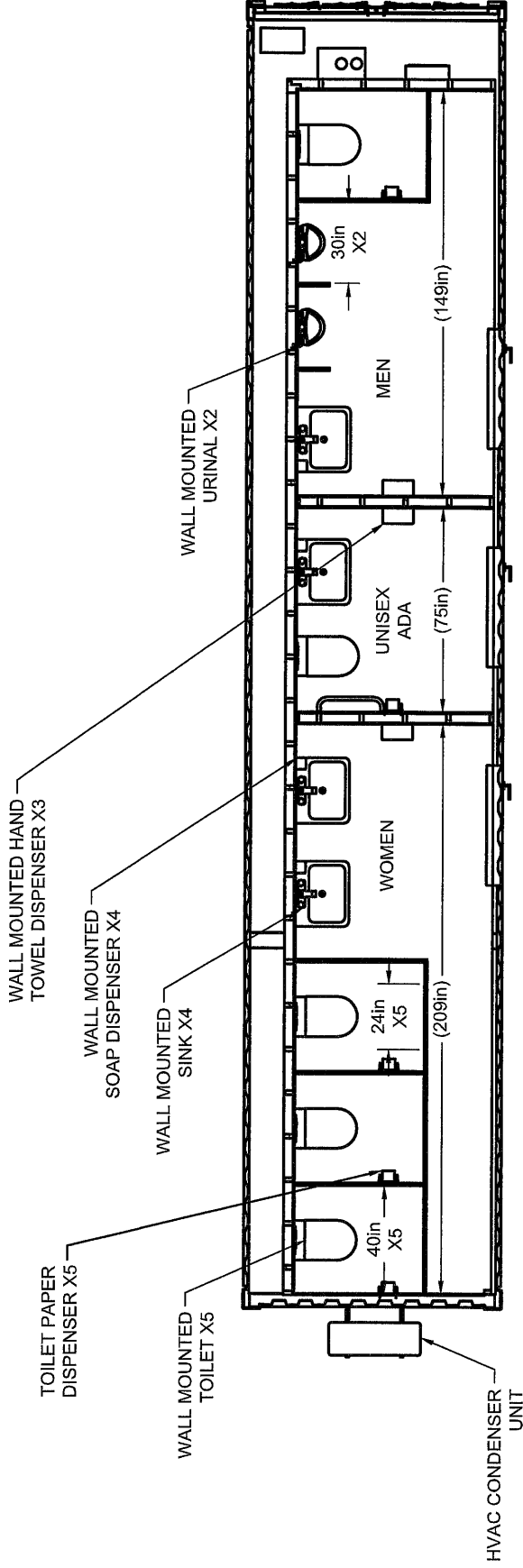
CLIENT	VIRTUE CIDER	ACCOUNT MANAGER	C PENNY	DRAWN DATE	4/14/2021	SCALE	1:100	REV	DESCRIPTION	DATE	PRODUCT	40' RESTROOM
PROJECT	Virtue Cider	PROJECT MANAGER	C PENNY	DRAWN BY	Nathan Bildeaux	DRAWING NUMBER		A	ORIGINAL RELEASE	4/14/2021	SHEET #	1/4
								B	CONFIGURATION CHANGE	4/21/2021		OVERVIEW

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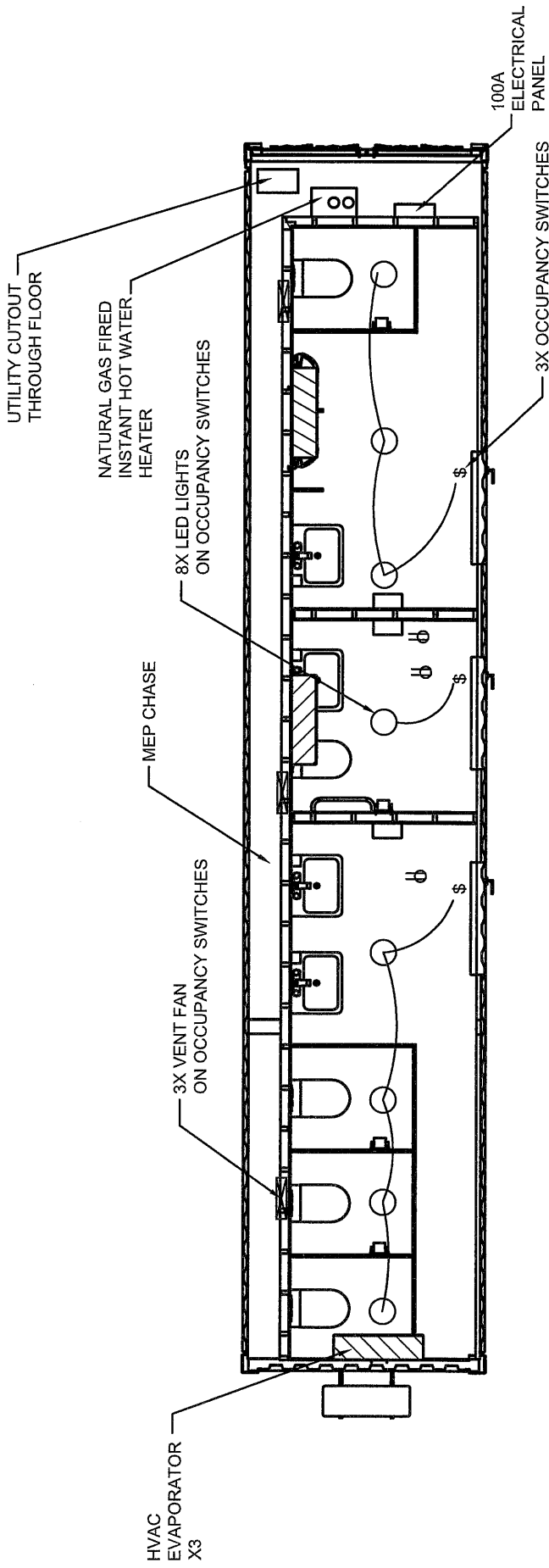


CLIENT VIRTUE CIDER	ACCOUNT MANAGER C PENNY	DRAWN DATE 4/14/2021	SCALE 1:100	REV	DESCRIPTION	DATE	PRODUCT 40' RESTROOM
PROJECT Virtue Cider	PROJECT MANAGER C PENNY	DRAWN BY Nathan Bildeaux	DRAWING NUMBER ---	A	ORIGINAL RELEASE	4/14/2021	SHEET # 2/4
				B	CONFIGURATION CHANGE	4/21/2021	DETAILS

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CLIENT	VIRTUE CIDER	ACCOUNT MANAGER	C PENNY	DRAWN DATE	4/14/2021	SCALE	1:40	REV	A	DESCRIPTION	ORIGINAL RELEASE	DATE	4/14/2021	PRODUCT	40' RESTROOM
PROJECT	Virtue Cider	PROJECT MANAGER	C PENNY	DRAWN BY	Nathan Bildeaux	DRAWING NUMBER		REV	B	DESCRIPTION	CONFIGURATION CHANGE	DATE	4/21/2021	SHEET #	3/4
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CLIENT	VIRTUE CIDER	ACCOUNT MANAGER	C PENNY	DRAWN DATE	4/14/2021	SCALE	1:100	REV	DESCRIPTION	DATE	PRODUCT	40' RESTROOM
PROJECT	Virtue Cider	PROJECT MANAGER	C PENNY	DRAWN BY	Nathan Bildeaux	DRAWING NUMBER	----	A	ORIGINAL RELEASE	4/14/2021	SHEET #	4/4
									B	CONFIGURATION CHANGE	4/21/2021	DETAILS

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